

This is a detailed street map of the Detroit, Michigan area. The map shows a grid of streets, with major roads and highways highlighted. Key features include:

- Highways:** I-75 (M-10) and I-94 (M-24) are shown running through the area.
- Streets:** Major streets labeled include Six Mile Road, Seven Mile Road, Eight Mile Road, Nine Mile Road, and Ten Mile Road. Other streets shown include Grand Ave, Green Ave, and others.
- Landmarks:** The Detroit City Airport is located in the lower-left quadrant. The Ford Motor Company is located in the upper-right quadrant.
- Orientation:** The map is oriented with North at the top.

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Cluster 2 Executive Summary

Process

The cluster board process began in February, 1997 with the board election and continued through the final ratification of the document by all twenty members in December, 1997. The process was a continual evolution that followed four general stages of organizational development, data collection, visioning, and setting of goals, objectives, and recommendation priorities.

Organizational Development

This initial stage involved election of the board; subsequent determination of chairs, co-chairs, and committees; setting meeting schedules; selecting the technical assistance team consultant; assisting with selection of community organizer; and identifying and contacting stakeholders.

Data Collection

An asset profile was completed during the summer months for housing, neighborhood commercial, job centers, transportation, and youth development. The profiles were compiled through data gathered by housing and commercial physical conditions surveys, and focus group work sessions attended by board members and stakeholders for each of the topics. Assets and barriers to development were discussed in detail.

Visioning Sessions

Stakeholders and board members participated in interactive designed and developed to reach the visions of the community. Subsequent investment strategies were recommended to implement the goals and objectives. This stage was thoroughly debated prior to reaching consensus.

Goals, Objectives, and Recommendations

Goals and objectives were designed and developed to reach the visions of the community. Subsequent investment strategies were recommended to implement the goals and objectives. This stage was thoroughly debated prior to reaching consensus.

Asset Profile

Cluster 2 is primarily a bedroom community with many modest single-family homes built during the 1940's and 1950's. Concentrations of upper and lower flats are within easy walking distance of Gratiot Avenue, one of five major radial streets leading from the central business district to outstate. Multiple-family housing is isolated to single buildings scattered throughout the cluster.

The more stable housing conditions are generally located north of Seven Mile and on the west and east areas further from Gratiot. The areas identified to be in advanced stages of decline and deteriorated are situated in the south portions and along Gratiot. Visually, the declining areas comprise a core with stable and fairly sound neighborhoods surrounding in an enclosed ring. Focus groups and the housing conditions survey validated these observations.

A commercial buildings survey identified the major business strips of Gratiot and Seven Mile as being in fairly stable condition with scattered deteriorated areas along Gratiot south of Seven Mile. Generally stable conditions were noted for the business areas located on the several minor streets which cross the cluster.

These observations did not totally compare to focus group perceptions of a need to consolidate businesses and replace declining areas with higher density housing. The focus group felt that long business districts cannot be sustained with declining expendable incomes.

The far majority of residents seek jobs in the surrounding region. Convenient access is provided by three state trunk lines of Gratiot (M-3), Grosebeck (M-97) and Eight Mile Road (M-102), and the I-94 Ford Expressway. Modest job centers are located in an industrial area near the northwest corner, at Saratoga Community Hospital, and with the numerous small businesses occupying primary and secondary street corridors.

Focus groups identified a need to create development opportunities. Gratiot Avenue is considered the premier asset because of its identity as a major radial street, regional connection, and central focal point of the cluster. However, several public housekeeping barriers have been noted including lack of judicial support in enforcing building code violators, deteriorated or poorly maintained infrastructure, lack of public safety manpower, a need for a final City airport expansion decision, and partnerships between schools and other institutions and community groups to educate residents on community pride.

Visioning

The process was successfully designed to elicit meaningful active participation and to streamline broad initial visions into realistic goals, objectives and reinvestment recommendations for housing, neighborhood commercial, job center, transportation, and youth issues of concern. The process encompassed three sessions and provided a strong base for the recommendations.

Reinvestment Recommendations

The goals, objectives, and recommendations formatted in the visioning process were thoroughly discussed and refined to determine the goal and top three reinvestment objectives for each of the issue topics. However, all recommendations continue to be considered important to Cluster 2's viability. The board wishes to iterate that the highest need is a community resource center offering job training, recreation, meeting space, and educational services. A complete list of all objectives and related recommendations are included in main document. Cluster 2 is proud to set forth its goals and three priority objectives in this summary.

Housing

Goal Statement

Promote and maintain attractive, clean and safe neighborhoods.

Objectives

1. Educate Residents on enforceable codes, and demand compliance and accountability of City departments.
2. Within the identified "Rehab/infill" areas, repair abandoned homes that can be saved, replace housing that cannot be repaired and vacant lots with new homes.
3. Address public safety issues in order to attract new investment and reduce insurance costs of current residents.

Neighborhood Commercial Facilities

Goal Statement

Promote the development of strong commercial areas that serve area residents.

Objectives

1. Improve the physical appearance of commercial areas within the cluster to project a positive image.
2. Cluster redevelopment and new investment in identified opportunity areas shown on the "Summary of Proposed Strategic Initiatives" map. This would create districts that could be anchored by major retailers.
3. Create a network for entrepreneurial support.
4. Establish more after school programs for youth.

Job Centers

Goal Statement

Stabilize and increase the economic base of the community

Objectives

1. Increase the amount of quality job training facilities.
2. Increase the availability of information about job training to cluster residents.
3. Increase access to quality day care.

Transportation

Objectives

1. Repair/repave all streets in poor condition within the cluster.
2. Make public transportation cleaner, more convenient, efficient, safe and responsive to residents needs.
3. Increase enforcement of traffic regulations.

Youth Development

Goal Statement

Create an enthusiasm for education in an environment that promotes pride and integrity.

Objectives

1. Increase connections between public and private sectors (schools, City, institutions, and businesses) to provide activities and services for youth.
2. Establish more after school programs for youth.
3. Encourage youth to become involved in the community.

Special Issues

Goal Statement

Develop a state-of-the-art community resource center at Bessy Playfield to educate, empower, and recreate Cluster 2 residents and stakeholders.

Goal Statement

Create an environment that promotes education, pride, and integrity.

1. Organize block clubs.
2. Encourage volunteerism.
3. Become involved in community life.
4. Make schools community friendly.
5. Create a viable training center through renovation of existing vacant buildings, involving unions and retirees, Boy Scout/Girl Scouts and Explorers, include job readiness and life skills training.
6. Encourage entrepreneurship, especially with young adults.

Goal Statement

To empower and educate residents to hold government accountable and respond to citizens with integrity.

1. Funding for community resource center to educate residents in social and governmental issues; develop civic-mindedness in all residents.
2. Support citizen groups in their efforts to improve public safety. All City departments should have a community liaison to respond to complaints.
3. City staffing to enforce all codes, ordinances, and laws within the city.